



DEVELOPMENT SERVICES DEPARTMENT



Monthly Building Activity Report December 2025



BUILDING PERMITS ISSUED

SINGLE FAMILY HOME

Month	2021	2022	2023	2024	2025	2026	2026 vs 2025 Difference	2025 vs 2024 Difference	2024 vs 2023 Difference
October	354	388	252	362	212	175	(37)	(150)	110
November	272	373	287	205	194	129	(65)	(11)	(82)
December	313	275	298	245	168	130	(38)	(77)	(53)
January	338	406	455	335	162			(173)	(120)
February	313	354	333	276	158			(118)	(57)
March	300	325	303	167	203			36	(136)
April	383	465	302	290	185			(105)	(12)
May	372	698	286	273	225			(48)	(13)
June	408	579	309	235	177			(58)	(74)
July	406	432	207	243	189			(54)	36
August	370	545	251	209	172			(37)	(42)
September	354	299	303	156	120			(36)	(147)
Total	4,183	5,139	3,586	2,996	2,165	434	(140)	(831)	(590)
Average/Mo	349	428	299	250	180	145	(36)	(69)	(49)
Percentage change over Prior Year	N/A	22.9%	-30.2%	-16.5%	-27.7%	N/A	-12.0%	-27.7%	-16.5%

COMMERCIAL CONSTRUCTION

Month	2021	2022	2023	2024	2025	2026	2026 vs 2025 Difference	2024 vs 2024 Difference	2024 vs 2023 Difference
October	1	15	3	12	7	2	(5)	(5)	9
November	2	6	13	12	9	1	(8)	(3)	(1)
December	1	4	2	17	7	1	(6)	(10)	15
January	3	3	7	16	5			(11)	9
February	5	1	3	12	3			(9)	9
March	5	4	9	7	6			(1)	(2)
April	4	5	16	2	9			7	(14)
May	4	23	9	6	10			4	(3)
June	13	5	23	28	11			(17)	5
July	6	6	13	3	2			(1)	(10)
August	16	9	12	4	4			-	(8)
September	13	2	2	9	5			(4)	7
Total	73	83	112	128	78	4	(19)	(50)	16
Average/Mo	6	7	9	11	7	1	(5)	(4)	1
Percentage change over Prior Year	N/A	13.7%	34.9%	14.3%	-39.1%	N/A	-55.4%	-39.1%	14.3%

City of Cape Coral, Florida Building Inspections Completed

<u>Month</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	2026 vs 2025 Difference	2025 vs 2024 Difference	2024 vs 2023 Difference
October	17,196	18,931	13,446	14,849	7,961	7,042	(919)	(6,888)	1,403
November	14,797	18,573	16,671	12,508	6,557	5,119	(1,438)	(5,951)	(4,163)
December	19,673	19,405	21,110	12,506	6,685	6,257	(428)	(5,821)	(8,604)
January	17,706	18,588	26,377	12,495	8,181			(4,314)	(13,882)
February	19,188	16,537	27,669	10,576	7,583			(2,993)	(17,093)
March	22,378	20,910	36,697	11,853	8,332			(3,521)	(24,844)
April	21,172	18,451	29,739	11,544	8,358			(3,186)	(18,195)
May	18,931	20,078	32,102	9,129	7,997			(1,132)	(22,973)
June	20,758	19,549	35,071	9,255	7,253			(2,002)	(25,816)
July	18,414	18,273	28,686	10,104	7,402			(2,702)	(18,582)
August	20,004	23,454	31,158	10,492	7,052			(3,440)	(20,666)
September	19,397	16,725	13,254	7,873	6,915			(958)	(5,381)
Total	229,614	229,474	311,980	133,184	90,276	18,418	(2,785)	(42,908)	(178,796)
Average/Mo	19,135	19,123	25,998	11,099	7,523	6,139	(1,384)	(3,576)	(14,900)
Percentage change over Prior	N/A	-0.1%	36.0%	-57.3%	-32.2%	N/A	-5.3%	-32.2%	-57.3%

**City of Cape Coral, Florida
New Building Permit Applications**

Month	2021	2022	2023	2024	2025	2026	2026 vs 2025 Difference	2025 vs 2024 Difference	2024 vs 2023 Difference
October	4,320	3,981	3,447	4,532	2,465	2,607	142	(2,067)	1,085
November	3,382	3,709	8,114	3,744	2,787	1,853	(934)	(957)	(4,370)
December	3,942	3,601	8,862	3,585	2,426	1,946	(480)	(1,159)	(5,277)
January	3,586	3,753	9,272	3,559	2,721			(838)	(5,713)
February	4,065	3,435	8,521	3,490	2,722			(768)	(5,031)
March	5,144	5,759	9,031	3,317	3,071			(246)	(5,714)
April	4,801	4,662	7,225	4,022	2,960			(1,062)	(3,203)
May	4,165	5,044	7,036	3,809	2,993			(816)	(3,227)
June	4,655	4,637	6,706	4,022	2,874			(1,148)	(2,684)
July	4,058	4,513	5,304	3,643	2,625			(1,018)	(1,661)
August	4,236	5,143	5,465	3,080	2,627			(453)	(2,385)
September	3,910	3,573	4,211	2,702	2,475			(227)	(1,509)
Total	50,264	51,810	83,194	43,505	32,746	6,406	(1,272)	(10,759)	(39,689)
Average/Mo	4,189	4,318	6,933	3,625	2,729	2,135	(594)	(897)	(3,307)
Percentage change over Prior	N/A	3.1%	60.6%	-47.7%	-24.7%	N/A	-8.6%	-24.7%	-47.7%

**City of Cape Coral, Florida
Building Permits Issued**

Month	2021	2022	2023	2024	2025	2026	2026 vs 2025 Difference	2025 vs 2024 Difference	2024 vs 2023 Difference
October	3,772	3,413	5,101	4,352	2,864	2,492	(372)	(1,488)	(749)
November	3,234	3,629	7,380	4,116	2,534	1,944	(590)	(1,582)	(3,264)
December	3,825	3,553	8,481	3,381	2,400	1,974	(426)	(981)	(5,100)
January	3,644	3,357	9,582	3,786	2,162			(1,624)	(5,796)
February	3,710	2,821	8,132	3,314	2,121			(1,193)	(4,818)
March	5,001	2,776	7,625	3,203	2,795			(408)	(4,422)
April	4,409	5,441	6,815	3,961	2,678			(1,283)	(2,854)
May	3,732	3,862	6,218	3,519	3,170			(349)	(2,699)
June	4,687	4,595	7,256	3,117	2,657			(460)	(4,139)
July	4,089	4,261	5,850	3,152	2,401			(751)	(2,698)
August	4,087	4,876	5,728	3,321	2,497			(824)	(2,407)
September	3,496	3,465	3,683	2,574	2,476			(98)	(1,109)
Total	47,686	46,049	81,851	41,796	30,755	6,410	(1,388)	(11,041)	(40,055)
Average/Mo	3,974	3,837	6,821	3,483	2,563	2,137	(426)	(920)	(3,338)
Percentage change over Prior	N/A	-3.4%	77.7%	-48.9%	-26.4%	N/A	-6.2%	-26.4%	-48.9%

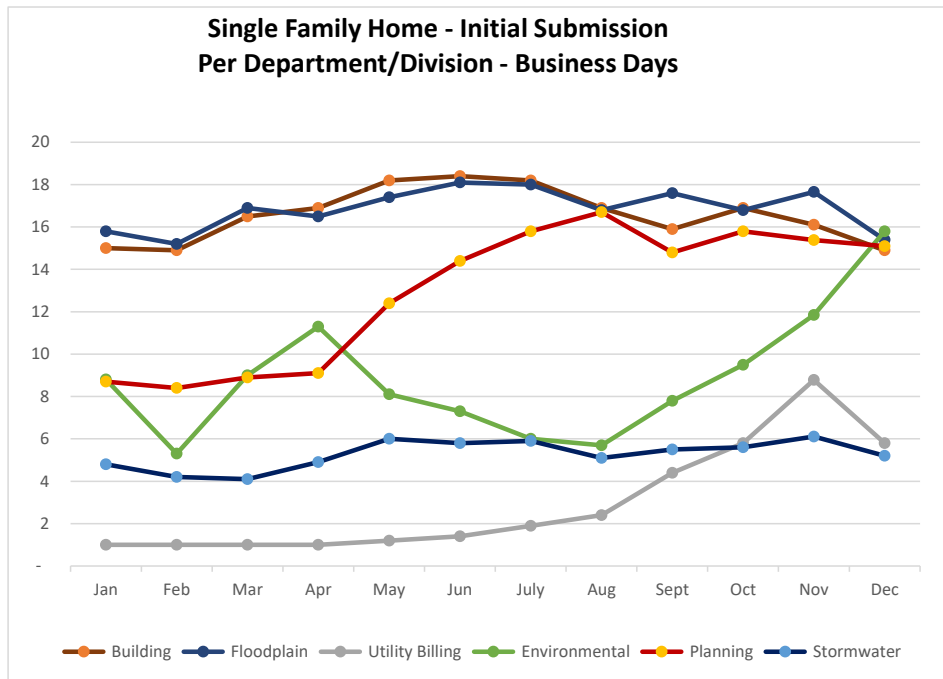
City of Cape Coral, Florida
Valuation of Building Permits Issued

Month	2021	2022	2023	2024	2025	2026	2026 vs 2025 Difference	2025 vs 2024 Difference	2024 vs 2023 Difference
October	\$ 110,910,105	\$ 123,326,184	\$ 147,313,950	\$ 297,658,221	\$ 189,009,771	\$ 120,935,765	\$ (68,074,006)	\$ (108,648,450)	\$ 150,344,271
November	79,094,866	126,644,252	291,808,295	217,501,386	125,651,703	104,797,353	(20,854,350)	(91,849,683)	(74,306,909)
December	113,577,609	100,723,090	295,123,702	203,701,612	121,000,889	94,086,136	(26,914,753)	(82,700,723)	(91,422,090)
January	104,968,179	134,473,368	422,336,826	221,527,004	130,756,560			(90,770,444)	(200,809,822)
February	106,219,898	110,460,742	315,116,867	182,352,035	168,881,463			(13,470,572)	(132,764,832)
March	133,452,877	121,779,558	335,989,582	156,356,774	147,273,003			(9,083,771)	(179,632,808)
April	127,670,347	195,783,166	279,000,382	186,502,364	179,549,035			(6,953,329)	(92,498,018)
May	144,713,337	251,297,153	284,057,252	176,570,883	163,018,916			(13,551,967)	(107,486,369)
June	163,809,149	215,757,123	264,796,003	186,244,681	140,776,519			(45,468,162)	(78,551,322)
July	123,447,018	211,324,051	254,012,499	150,810,727	138,723,825			(12,086,902)	(103,201,772)
August	160,057,301	263,228,261	241,638,143	153,578,857	146,128,849			(7,450,008)	(88,059,286)
September	118,334,318	159,446,635	225,015,895	125,738,455	104,562,118			(21,176,337)	(99,277,440)
Total	\$ 1,486,255,004	\$ 2,014,243,584	\$ 3,356,209,396	\$ 2,258,542,999	\$ 1,755,332,651	\$ 319,819,254	\$ (115,843,109)	\$ (503,210,348)	\$ (1,097,666,397)
Average/Mo	\$ 123,854,584	\$ 167,853,632	\$ 279,684,116	\$ 188,211,917	\$ 146,277,721	\$ 106,606,418	\$ (39,671,303)	\$ (41,934,196)	\$ (91,472,200)
Percentage change over Prior	N/A	35.5%	66.6%	-32.7%	-22.3%	N/A	-14.2%	-22.3%	-32.7%

Single Family Home - Average Days To Review Building Plans - By Review Type

Building Permit Reviews (Business days)

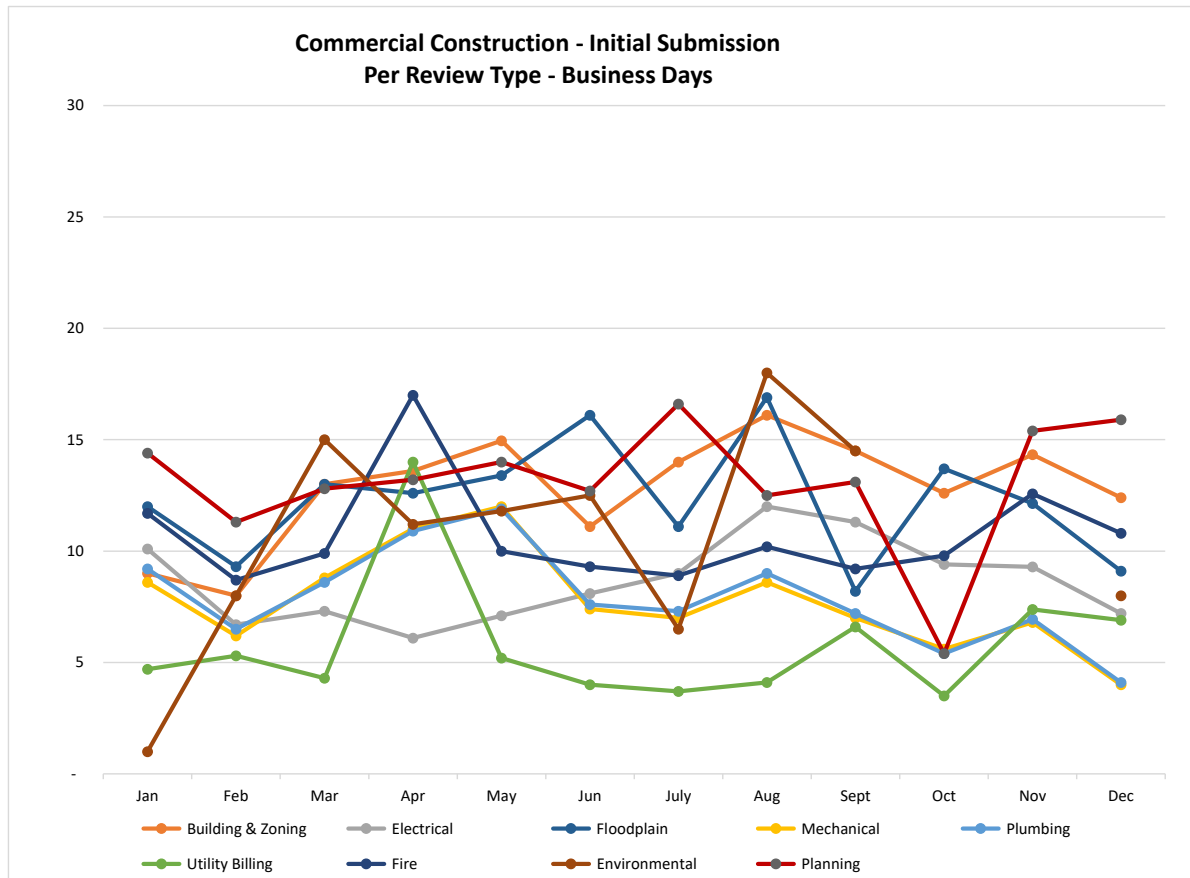
Review Type	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Jan - Dec Average
Building	15	15	17	17	18	18	18	17	16	17	16	15	17
Floodplain	16	15	17	17	17	18	18	17	18	17	18	15	17
Utility Billing	1	1	1	1	1	1	2	2	4	6	9	6	3
Environmental	9	5	9	11	8	7	6	6	8	10	12	16	9
Planning	9	8	9	9	12	14	16	17	15	16	15	15	13
Stormwater	5	4	4	5	6	6	6	5	6	6	6	5	5



Commercial Construction - Average Days To Review Building Plans - By Review Type

Building Permit Reviews (Business days)

Review Type	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Jan - Dec Average
Building & Zoning	9	8	13	14	15	11	14	16	15	13	14	12	13
Electrical	10	7	7	6	7	8	9	12	11	9	9	7	9
Floodplain	12	9	13	13	13	16	11	17	8	14	12	9	12
Mechanical	9	6	9	11	12	7	7	9	7	6	7	4	8
Plumbing	9	7	9	11	12	8	7	9	7	5	7	4	8
Utility Billing	5	5	4	14	5	4	4	4	7	4	7	7	6
Fire	12	9	10	17	10	9	9	10	9	10	13	11	11
Environmental	1	8	15	11	12	13	7	18	15			8	11
Planning	14	11	13	13	14	13	17	13	13	5	15	16	13



Valuation Breakdown of Single Family Home Permits Issued

Month	\$0.00-\$250,000	\$250,001-\$500,000	\$500,001-\$1,000,000	\$1,000,001 - up	Total Valuation
December '25	9	79	41	1	\$59,017,742
November '25	10	83	35	1	\$55,523,729
October '25	17	113	45	0	\$74,975,525
September '25	8	80	30	2	\$51,667,658
August '25	11	113	46	2	\$78,775,428
July '25	8	129	48	4	\$88,425,851
June '25	6	129	40	2	\$83,040,933
May '25	16	174	35	0	\$90,545,937
April '25	3	142	38	2	\$85,738,953
March '25	11	164	26	2	\$86,628,807
February '25	8	117	32	1	\$68,322,385
January '25	6	123	27	6	\$73,369,211
Total	113	1,446	443	23	896,032,159

Construction Building Permits Issued

Month	\$0.00 - \$1,000,000	\$1,000,001-\$2,000,000	\$2,000,001-\$5,000,000	\$5,000,001 - up	Total Valuation
December '25	1	0	0	0	\$500,000
November '25	1	0	0	0	\$375,000
October '25	2	0	0	0	\$587,500
September '25	2	2	1	0	\$1,631,337
August '25	3	0	1	0	\$4,325,000
July '25	1	1	0	0	\$1,895,101
June '25	9	1	1	0	\$6,736,659
May '25	8	1	1	0	\$10,602,400
April '25	4	1	2	2	\$40,941,702
March '25	2	3	0	1	\$13,950,000
February '25	0	0	0	3	\$40,204,500
January '25	1	2	1	1	\$15,504,093
Total	34	11	7	7	\$137,253,292

**City of Cape Coral, Florida
Valuation of Building CO/CC**

<u>Month</u>	<u>Single Family Home</u>		<u>Commercial</u>	
December '25	196	\$ 76,716,045	32	\$7,365,397
November '25	212	\$ 83,011,123	28	\$20,546,603
October '25	197	\$ 84,560,789	20	\$15,241,154
September'25	269	\$ 101,766,811	38	\$47,894,095
August '25	297	\$ 109,843,827	30	\$24,051,427
July '25	266	\$ 89,729,147	39	\$66,235,957
June '25	255	\$ 87,776,892	31	\$82,658,000
May '24	278	\$ 121,029,290	31	\$60,430,564
April '25	211	\$ 85,456,137	40	\$73,412,188
March '25	291	\$ 111,670,240	30	\$39,382,423
February '25	325	\$ 115,908,378	47	\$59,088,246
January '25	277	\$ 107,067,338	42	\$78,060,495
Total	3,074	1,174,536,017	408	574,366,549

Average Days To Issue Permit By Type

Overall Average

	Jan'25	Feb'25	Mar'25	Apr '25	May '25	Jun '25	July '25	Aug '25	Sept '25	Oct '25	Nov '25	Dec '25	Average
Single Family - Average Calendar days to issue	110.0	109.0	108.0	107.0	92.0	108.0	114.0	132.0	135.0	149.0	91.0	101.0	113.0
(Apply to Issue) Min Days to Issue	14.0	7.0	13.0	11.0	14.0	17.0	19.0	14.0	14.0	14.0	10.0	14.0	13.4
(Apply to Issue) Median Days to Issue	83.0	88.0	85.0	83.0	72.0	79.0	84.5	92.0	90.0	115.0	70.0	75.0	84.7
(Apply to Issue) Max Days to Issue	632.0	423.0	678.0	507.0	389.0	419.0	553.0	602.0	677.0	1,071.0	473.0	433.0	571.4

Permit Type

	Jan'25	Feb'25	Mar'25	Apr '25	May '25	Jun '25	July '25	Aug '25	Sept '25	Oct '25	Nov '25	Dec '25	Average
Single Family Mastered - Avg Cal days to issue	26.4	53.0	34.0	31.0	36.0	41.0	44.0	38.0	46.0	41.0	36.8	45.0	39.4
Min Days to Issue	6.0	21.0	22.0	14.0	28.0	24.0	29.0	20.0	23.0	28.0	22.0	33.0	22.5
Median Days to Issue	24.0	31.5	27.5	27.0	31.0	34.5	32.0	31.5	33.0	35.0	33.0	35.0	31.3
Max Days to Issue	50.0	240.0	106.0	56.0	68.0	65.0	185.0	124.0	147.0	111.0	58.0	90.0	108.3

Commercial Construct. - Avg Cal days to issue	131.0	229.0	176.0	120.0	157.0	191.0	120.0	145.0	98.0	143.0	128.6	103.0	145.1
Min Days to Issue	34.0	11.0	20.0	19.0	12.0	35.0	26.0	22.0	29.0	46.0	33.0	5.0	24.3
Median Days to Issue	120.0	232.0	123.0	96.0	98.0	104.0	63.0	105.5	64.5	106.0	88.5	60.0	105.0
Max Days to Issue	254.0	566.0	750.0	527.0	665.0	884.0	904.0	679.0	551.0	331.0	571.0	869.0	629.3

Enclosure: Fence/Screen - Avg Cal days to issue	33.0	23.0	28.0	32.0	29.0	34.0	42.0	45.0	42.0	46.0	37.2	33.0	35.4
Min Days to Issue	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Median Days to Issue	30.0	13.0	13.0	16.0	20.0	19.0	29.0	30.0	27.0	28.0	21.5	19.5	22.2
Max Days to Issue	278.0	230.0	341.0	400.0	535.0	718.0	422.0	612.0	556.0	593.0	624.0	322.0	469.3

Marine Improvement - Avg Calendar days to issue	38.0	43.0	44.0	45.0	46.0	48.0	50.0	55.0	52.0	58.0	54.1	53.0	48.8
Min Days to Issue	22.0	13.0	15.0	10.0	6.0	29.0	29.0	26.0	22.0	7.0	27.0	30.0	19.7
Median Days to Issue	28.5	36.0	31.0	32.0	32.0	35.0	38.5	42.0	39.5	40.0	36.0	41.0	36.0
Max Days to Issue	457.0	230.0	733.0	390.0	570.0	500.0	173.0	662.0	320.0	754.0	1,182.0	318.0	524.1

Development Services

Permitting Services and Building Division

Fiscal Year 2026

185 FTEs / 4 Contract Employees

ADMINISTRATION DIVISION
5 FTE's

Development Services Director
Brett Limbaugh
(3050)

Deputy Development Services Director
Matt Grambow
Deputy Director
(4600)

Senior Administrative Specialist
Jennifer Ingram
(4566)

Business Systems Analyst
Ryan Kenney
(4561)

Business Manager
Vacant

PERMITTING SERVICES DIVISION
51 FTE's

Permitting Services Manager
Bogdan Cyrnek
(4563)

Administrative Assistant
Gosia Smykla
(4560)

BUILDING DIVISION
57 FTE's

Building Official
Shane Kittendorf
(4598)

Administrative Assistant
Vacant

Floodplain Manager
Sofia Saiz
(3565)

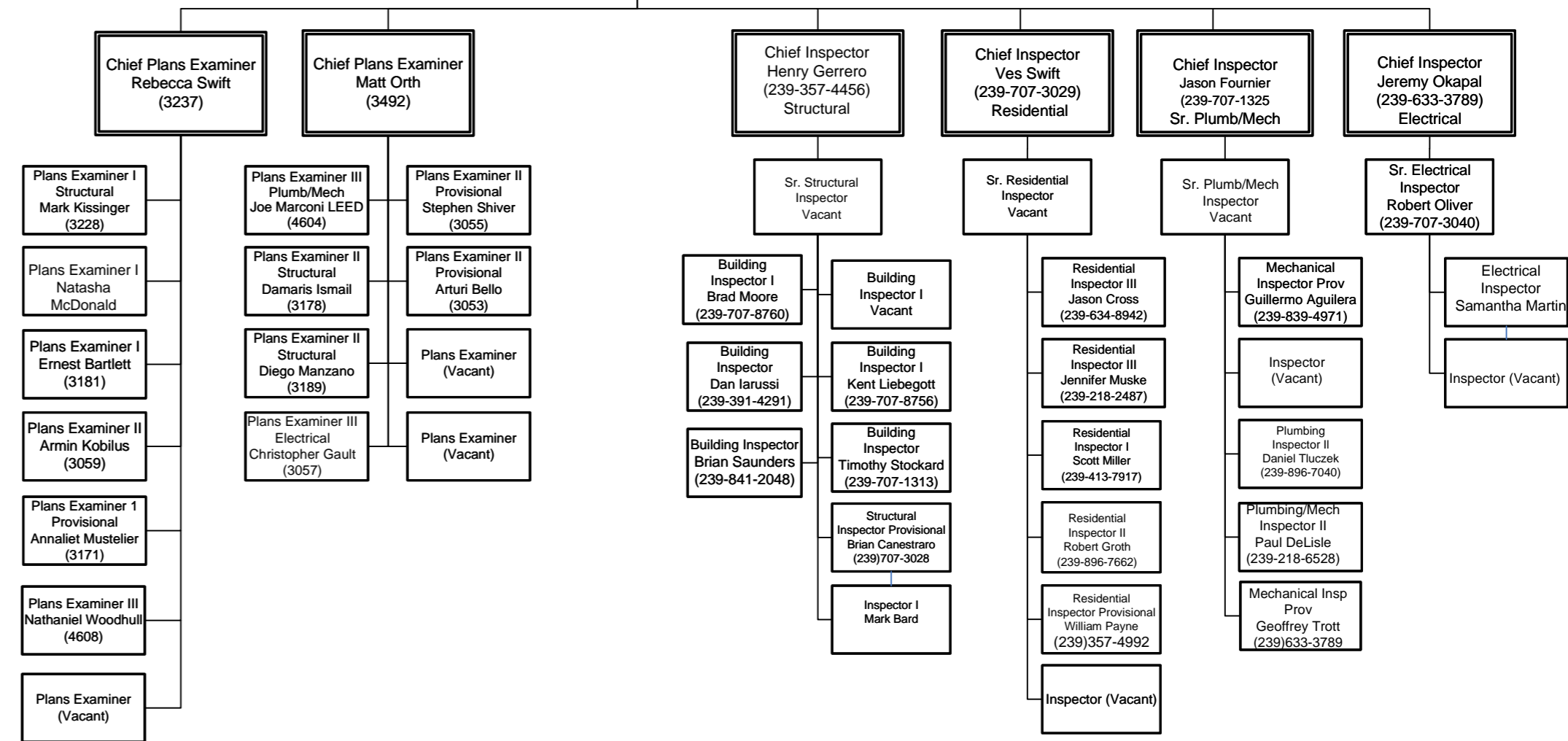
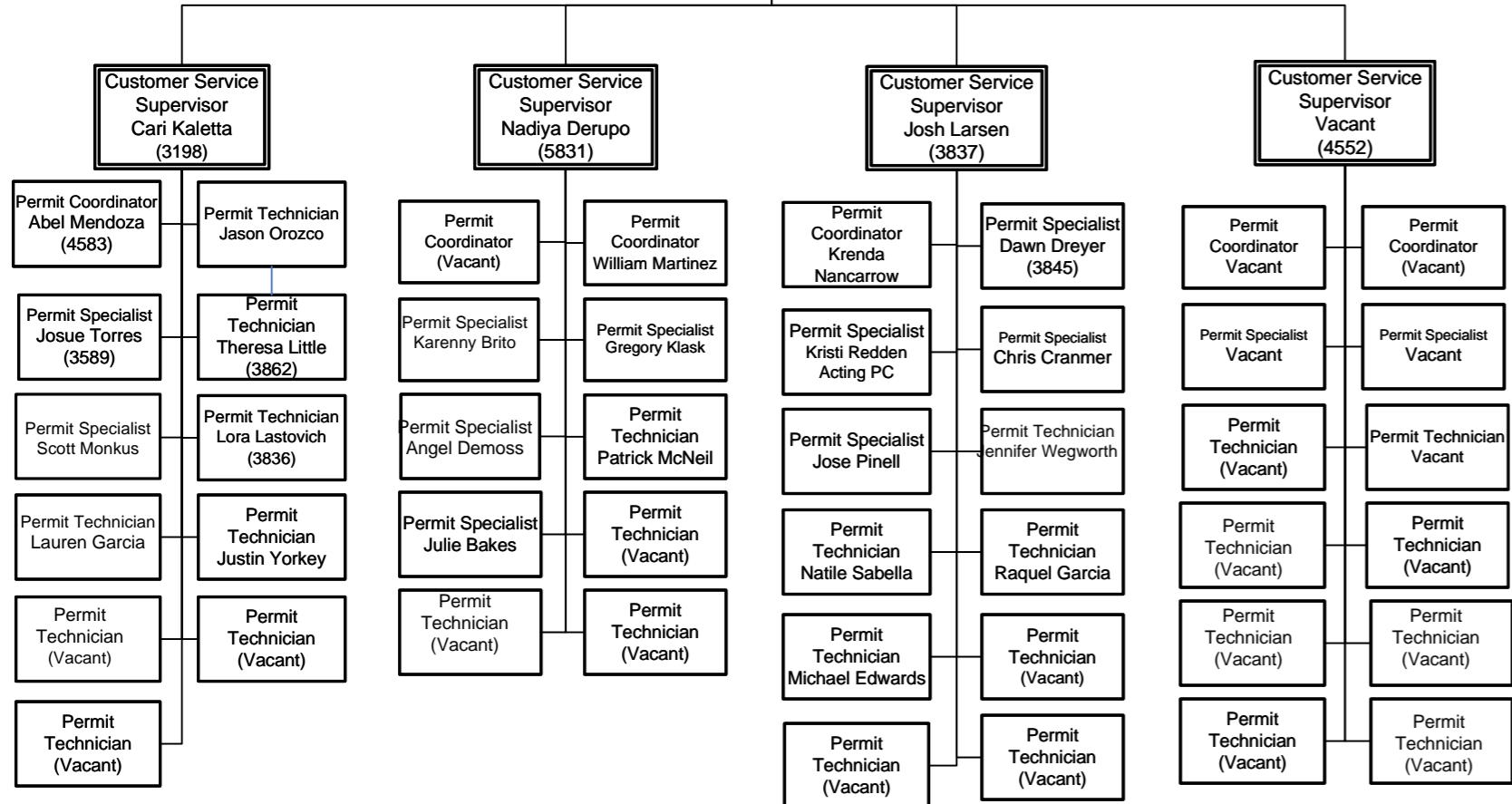
Floodplain Coordinator
Nick Williams
(3064)

Floodplain Coordinator
Jennifer Esterline

Assistant Building Official
Vacant

Permit Specialist
(Vacant)

Permit Specialist
Megan Kurlinski
(4454)



FTEs
 Contract, not included in FTE count